

voted at meeting of 2/ 6/ 75

## BOARD OF APPEAL REFERRALS

February 6, 1975

1. Z-3261 A & S Electrical Displays, Inc.  
Maxwell Corrugated Box Co.  
Harold J. Cohen, President  
25 Water Street, Charlestown
2. Z-3263 Church of God World Fellowship  
317 Centre Street, Jamaica Plain
3. Z-3264 Anthony Capodilupo  
26-30 Fleet Street, Boston
4. Z-3266 Thomas A. and Michael F. Finn  
6 High View Avenue, West Roxbury
5. Z-3267 SKF Industries, Inc.  
Thomas F. Sullivan  
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7. Z-3269 Robert E. and Marie B. Lewis  
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175 Federal Street, Boston
10. Z-3272 Bay State Motor Hotel Trust  
585 Commonwealth Avenue, Boston
11. Z-3273 Arthur Frattaroli  
71 Marion Street, East Boston
12. Z-3277 Nathan H. David, Administrator  
41 Charles Street, Boston

## MEMORANDUM

February 6, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing date: 2/25/75

Petition No. Z 3261  
A & S Electrical Displays, Inc.  
Maxwell Corrugated Box Co.  
Harold J. Cohen, President  
25 Water Street, Charlestown  
near Charles River Avenue

Four-story masonry structure - waterfront (W-2) district - Charlestown Urban  
Urban Renewal Area.

Proposal: to change occupancy from warehouse to warehouse and sales of corrugated boxes; to erect two 4 ft. x 16 ft. on-premise belt signs.

## Violations:

Section 8-7. A retail store is conditional in a W-2 district.

Section 11-2. The top of a sign attached parallel to a building may be no higher than 25 feet above grade.

It is proposed to locate the signs side by side under an existing roof billboard so that they may be seen from the Expressway. These signs would be congestive, unattractive, inappropriate, and contrary to conditional use requirements. There is no objection, however, to the proposed retail outlet. Recommend approval of change of occupancy and denial of signs.

VOTED: That in connection with Petition No. Z-3261, brought by A & S Electrical Displays, Inc., and Maxwell Corrugated Box Co., 25 Water Street in the Charlestown Urban Renewal Area, for two conditional uses for a change of occupancy from warehouse to warehouse and sales of corrugated boxes and to erect two on-premise belt signs in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval of proposed retail outlet and denial of signs. The signage would be congestive, unattractive, inappropriate, and contrary to conditional use requirements.



Z-3261  
25 WATER ST  
(Chsn.)

Board of Appeal Referrals 2/6/75

Hearing date: 2/11/75

Petition No. Z-3263  
Church of God World Fellowship  
317 Centre Street, Jamaica Plain  
at Walden Street

One-and-a half-story frame structure - local business (L-.5) district.

Purpose: change occupancy from one-family dwelling and furniture store to one-family dwelling and church.

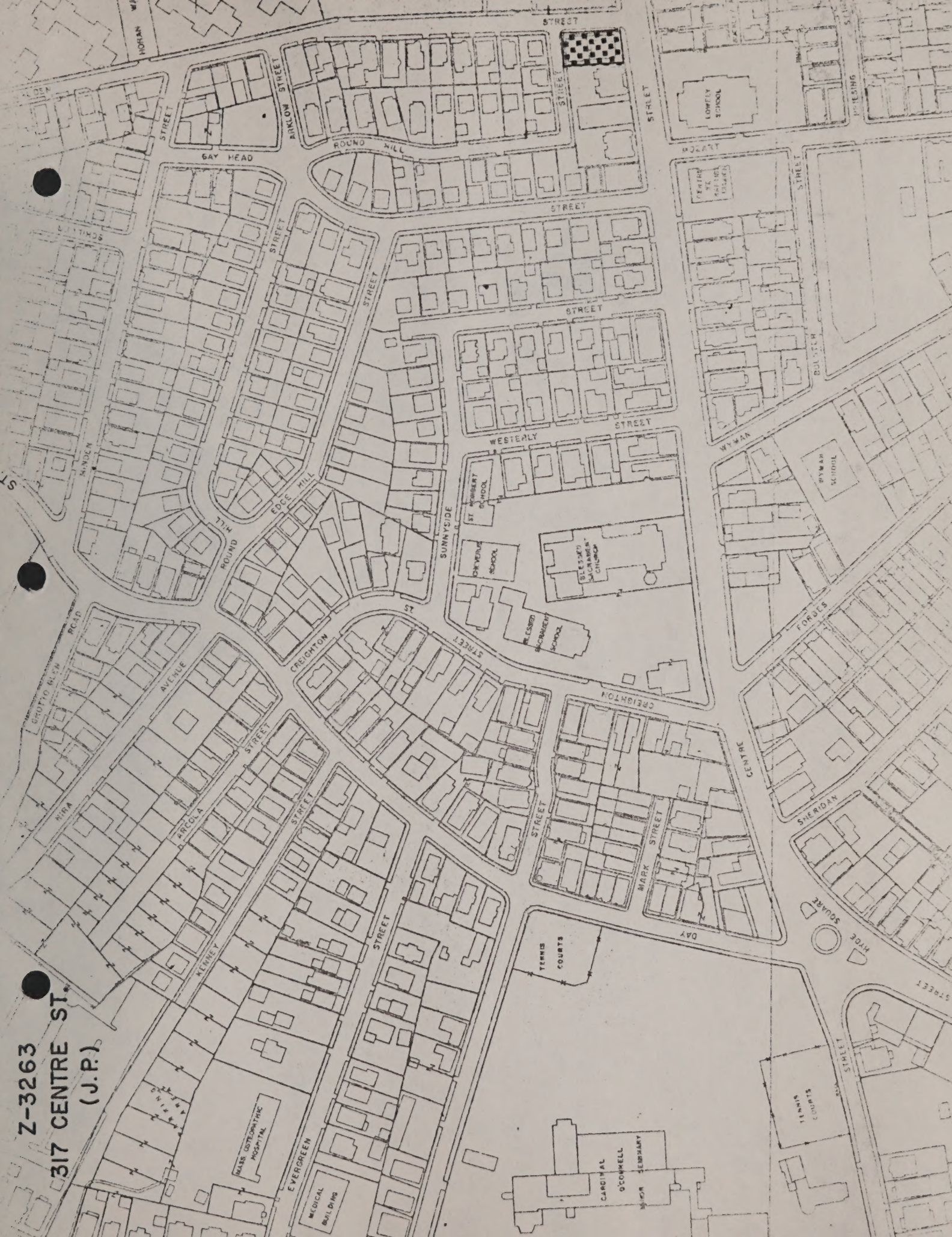
Violation:

	<u>Required</u>	<u>Proposed</u>
Section 23-2. Off-street parking is insufficient.	9 spaces	0

Structure was formerly utilized as a church. Petitioner should make arrangements with adjacent supermarket to provide off-street parking. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-3263, brought by Church of God World Fellowship, 317 Centre Street, Jamaica Plain, for a variance to change occupancy from a one-family dwelling and furniture store to one-family dwelling and church in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided petitioner make arrangements with nearby supermarket to provide off-street parking.

Z-3263  
317 CENTRE ST.  
(J.P.)



Board of Appeal Referrals 2/6/75

Hearing date: 2/11/75

Petition No. Z-3264  
Anthony Capodilupo  
26-30 Fleet Street, Boston  
near North Street

Five-story masonry structure - apartment (H-3) district.

Purpose: to change occupancy from 34 apartments and 2 stores to 34 apartments, store, and restaurant.

Violations:

Section 8-7. A restaurant is forbidden in an H-3 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

The restaurant has existed at the site for the past few years. Ground-level restaurants are peculiar to and compatible with the general character of the North End neighborhood. Little City Hall has no objection. Recommend approval.

VOTED: That in connection with Petition No. Z-3264, brought by Anthony Capodilupo, 26-30 Fleet Street, Boston, for a forbidden use and a change in a nonconforming use to change occupancy from 34 apartments and 2 stores to 34 apartments, store and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Ground-level restaurants are peculiar to and compatible with the general character of the North End neighborhood.



Z-3264  
26-30 FLEET ST.  
(B.P.)

## Board of Appeal Referrals 2/6/75

Hearing date: 2/11/75

Petition No. Z-3266  
 Thomas A. and Michael F. Finn  
 6 High View Avenue, West Roxbury  
 near Washington Street

Two-story frame structure - single family (S-.5) and residential (R-.5) districts.

Purpose: to change occupancy from a two-family dwelling to a three-family dwelling.

## Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area, open space, and off-street parking is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	6000 sf	4187 sf
Section 14-3. Lot width is insufficient.	60 ft.	41 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	41 ft.
Section 15-1. Floor area ratio is excessive.	0.5	0.7
Section 23-1. Off-street parking is insufficient.	3 spaces	2 spaces

High View Avenue is one- and two-family residential in character. Existing lot size is insufficient even for a one-family dwelling. Proposal is undesirable and would have a detrimental effect on adjacent low-density properties.  
Recommend denial.

VOTED: That in connection with Petition No. Z-3266, brought by Thomas A. and Michael F. Finn, 6 High View Avenue, West Roxbury, for a forbidden use and five variances for a change of occupancy from a two-family dwelling to a three-family dwelling in a single-family (S-.5) and residential (R-.5) district, the Boston Redevelopment Authority recommends denial. High View Avenue is one- and two-family residential in character. Existing lot size is insufficient even for a one-family dwelling. Proposal is undesirable and would have a detrimental effect on adjacent low-density properties.

Z-3266  
6 HIGHVIEW AVE.  
( W. R. )



Board of Appeal Referrals 2/6/65

Hearing date: 2/25/75

Petition No. Z-3267  
SKF Industries, Inc.  
Thomas F. Sullivan  
210 North Harvard Street, Brighton  
at Bertram Street

One-story masonry structure - residential (R-.5) district.

Purpose: to change occupancy from offices and warehouse (sale and storage of ball bearings) to offices and warehouse (painting contractor supplies).

Violations:

Section 8-7. Warehouse is forbidden in an R-.5 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Proposed storage use would not adversely affect this mixed residential-commercial area. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-3267, brought by SKF Industries, Inc., 210 North Harvard Street, for a forbidden use and a change in a nonconforming use to change occupancy from offices and warehouse (sale and storage of ball bearings) to offices and warehouse (painting contractor supplies) in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided no exterior storage be allowed. Adequate off-street parking is supplied.

WILLIAM E. SMITH

Z-3267

PLAYGROUND

210 NORTH HARVARD ST.

(BRI.)



Board of Appeal Referrals 2/6/75

Hearing date: 2/11/75

Petition No. Z-3268  
Rosemary L. Reilly  
1 Elm Lawn, Dorchester  
at Centre Street

Two-and-a-half-story frame structure - residential (R-.8) district.

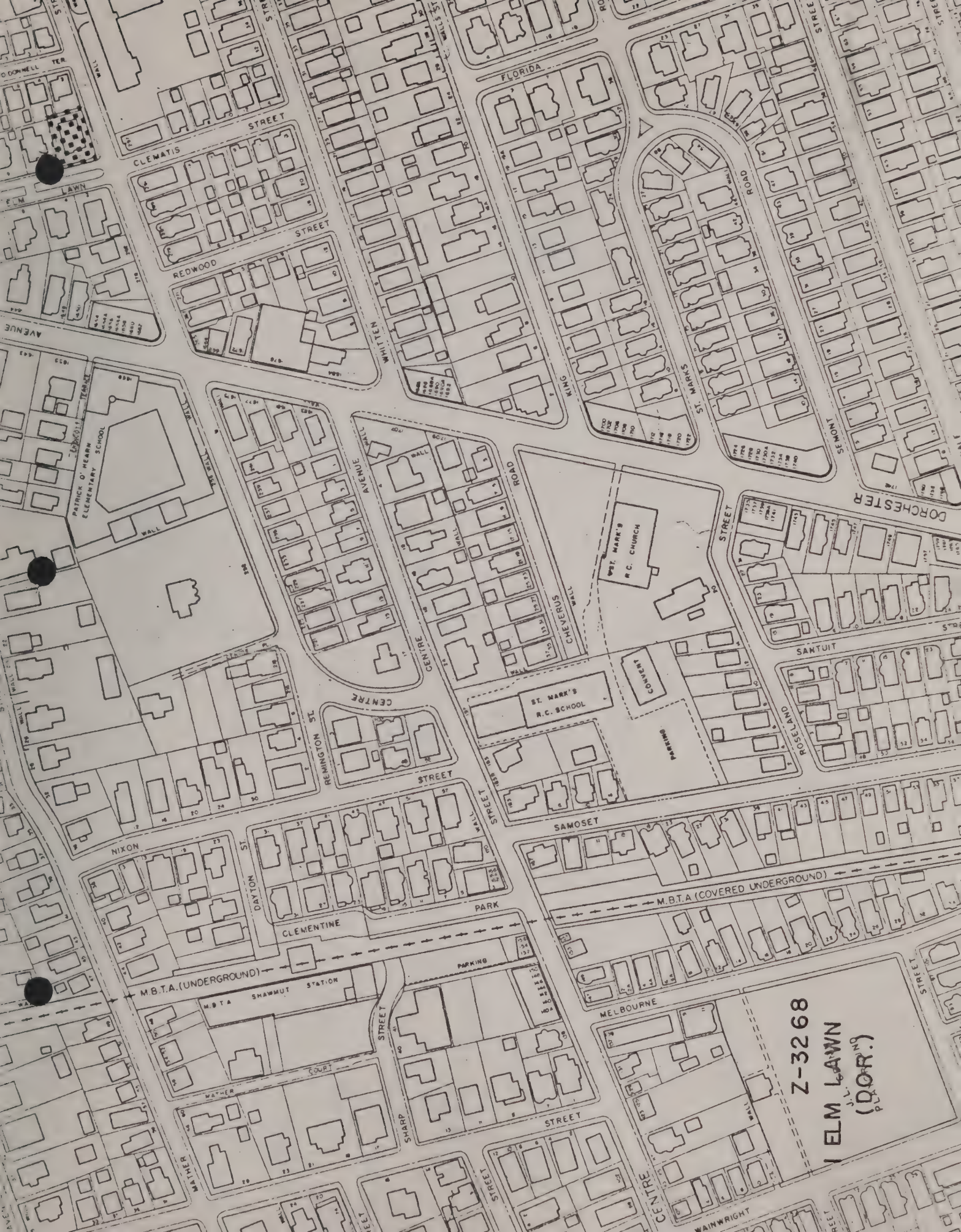
Purpose: to legalize occupancy - two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. * Any dwelling converted for more families which does not meet the requirements for lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf	78 sf

The two-family occupancy is compatible with existing neighborhood character.  
Violation exists and presents no problem to neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-3268, brought by Rosemary L. Reilly, 1 Elm Lawn, Dorchester, for a forbidden use and a variance to legalize existing two-family occupancy in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The two-family occupancy is compatible with existing neighborhood character. Violation exists and presents no problem to neighborhood.



Z-3268

ELM LAWN  
(DOR.)

Board of Appeal Referrals 2/6/65

Hearing date: 2/25/75

Petition No. Z-3269  
Robert E. and Marie B. Lewis  
3 Aldie Street, Brighton  
near Everett Street

Two-and-a-half-story frame structure - residential (R-.8) district.

Purpose: to legalize occupancy for three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for • lot area is forbidden in an R-18 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf	0

Continued three-family occupancy would be warranted provided third unit is either owner or family occupied and the property brought up to Code standards.  
Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-3269, brought by Robert E. and Marie B. Lewis, 3 Aldie Street, Brighton, for a forbidden use and a variance to legalize existing three-family dwelling occupancy in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided third unit is either owner or family occupied and the property brought up to Code standards.



Board of Appeal Referrals 2/6/74

Hearing date: 3/4/75

Petition No. Z-3270  
Wentworth Institute  
550 Huntington Avenue, Boston  
at Ruggles Street

School complex - apartment (H-1) district - Fenway Urban Renewal Area.

Purpose: to erect six additions to school.

Violation:

Section 8-6. Extension of a conditional use requires Board of Appeal approval.

Additions, totaling approximately 7400 square feet of floor area, would create a new building entrance, consolidate laboratory and storage facilities, and provide access between buildings. These improvements comply with Code requirements for conditional use. Recommend approval.

VOTED: That in connection with Petition No. Z-3270, brought by Wentworth Institute, 550 Huntington Avenue, Boston, in the Fenway Urban Renewal Area, for a conditional use to erect six additions to a school in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed additions would comply with Code requirements for conditional use.



Z-3270  
550 HUNTINGTON AVE  
(B.P.)

Board of Appeal Referrals 2/6/75

Hearing date: 2/25/75

Petition No. Z-3271  
Boston Redevelopment Authority  
175 Federal Street Associates  
175 Federal Street, Boston  
bounded by High, Summer, Purchase Streets

19,087 square feet of land - general business (B-10-U) urban renewal area  
subdistrict - South Station Urban Renewal  
Project Area.

Purpose: to erect 16-story office and commercial building.

Violations:

	<u>Required</u>	<u>Proposed</u>
Violations:		
Section 15-1. Floor area ratio is excessive.	12	20
Section 24-1. Off-street loading is insufficient.	3 bays	2 bays

Floor area violation is mitigated by the grant to the City of street and sidewalk easements. Staff has reviewed preliminary plans. The structure would be enclosed with a precast aluminum and glass skin. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3271, brought by Boston Redevelopment Authority and 175 Federal Street Associates, 175 Federal Street, Boston, in the South Station Urban Renewal Project Area, for two exceptions to erect a 16-story office and commercial structure in a general business (B-10-U) urban renewal area subdistrict, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-3271  
175 FEDERAL ST.  
(B.P.)

10

Board of Appeal Referrals 2/6/75

Hearing date: 3/4/75

Petition No. Z-3272  
Bay State Motor Hotel Trust  
585 Commonwealth Avenue, Boston  
near Deerfield Street

Six-story masonry structure - general business (B-4) district.

Purpose: alter content of existing motor hotel sign.

Violation:

Section 11-5. No sign shall be reconstructed, extended, changed structurally or in content or replaced except in accordance with this Code.

The hotel will become a part of Howard Johnson's national reservation system. New sign facing would identify "Howard Johnson's Motor Lodge-Restaurant".  
Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3272, brought by Bay State Motor Hotel Trust, 585 Commonwealth Avenue, Boston, for a conditional use to alter existing motor hotel sign in a general business (B-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

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Board of Appeal Referrals 2/6/75

Hearing date: 3/4/75

Petition No. Z-3273  
Arthur Frattaroli  
71 Marion Street, East Boston  
at Trenton Street

Three-story frame structure - apartment (H-1) district.

Purpose: to change occupancy from two-family dwelling and store to three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000 sf	0
Section 17-1. Open space is insufficient.	400 sf	93 sf

Former store has already been converted. Residential unit eliminates non-conformity, improves the property, and is in accord with surrounding residences. Recommend approval.

VOTED: That in connection with Petition No. Z-3273, brought by Arturo Frattaroli, 71 Marion Street, East Boston, for a forbidden use and two variances for a change of occupancy from a two-family dwelling and store to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Residential unit eliminates nonconformity, improves the property, and is in accord with surrounding residences.

Z-3273

71 MARION ST

(E.B.)



Board of Appeal Referrals 2/6/75

Hearing date: 2/25/75

Petition No. Z-3277  
Nathan H. David, Administrator  
41 Charles Street, Boston  
near Chestnut Street

Two-story masonry structure - apartment (H-2-65) and local business (L-2-65) districts.

Purpose: to change occupancy from offices and restaurant to two apartments and restaurant.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	150 sf	0

The units are existing. Use conforms with residential-commercial character of the neighborhood. No exterior architectural changes are involved.  
Recommend approval.

VOTED: That in connection with Petition No. Z-3277, brought by Nathan H. David, Administrator, 41 Charles Street, Boston, for a variance for a change of occupancy from offices and restaurant to two apartments and restaurant in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The units are existing. Use conforms with residential-commercial character of the neighborhood. No exterior architectural changes are involved.



Z-3277  
41 CHARLES ST.  
(B.P.)

BEACON

